

## \$564,900 - 6327 173 Avenue, Edmonton

MLS® #E4435292

### \$564,900

3 Bedroom, 2.50 Bathroom, 1,924 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Beautifully maintained 1,923 sq ft, 3-bed, 2.5-bath home on a sun-soaked corner lot in family-friendly McConachie, with Solar Panels for energy efficiency & lower utility costs! The open-concept main floor features a spacious kitchen, bright dining area & cozy living room with electric fireplace. Upstairs offers 3 generous bedrooms, a full bath, bonus room & a luxurious primary suite with 5-piece en-suite, walk-in closet w/custom shelving & direct laundry access. Framed basement with side entrance ideal for future suite. Enjoy the fully landscaped, low-maintenance yard with composite deck, gazebo, shed & RV parking. Extras include A/C, tankless hot water, HRV system, Triple Pane windows, LED lights & exceptional curb appeal!

Built in 2019

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4435292  |
| Price          | \$564,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,924     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2019                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6327 173 Avenue |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3Y3         |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Gazebo, Hot Water Tankless, R.V. Storage, HRV System |
| Parking   | Double Garage Detached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Corner Lot, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

Date Listed            May 8th, 2025  
Days on Market       2  
Zoning                 Zone 03

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